

AREA PLANS SUB-COMMITTEE SOUTH

19 December 2018

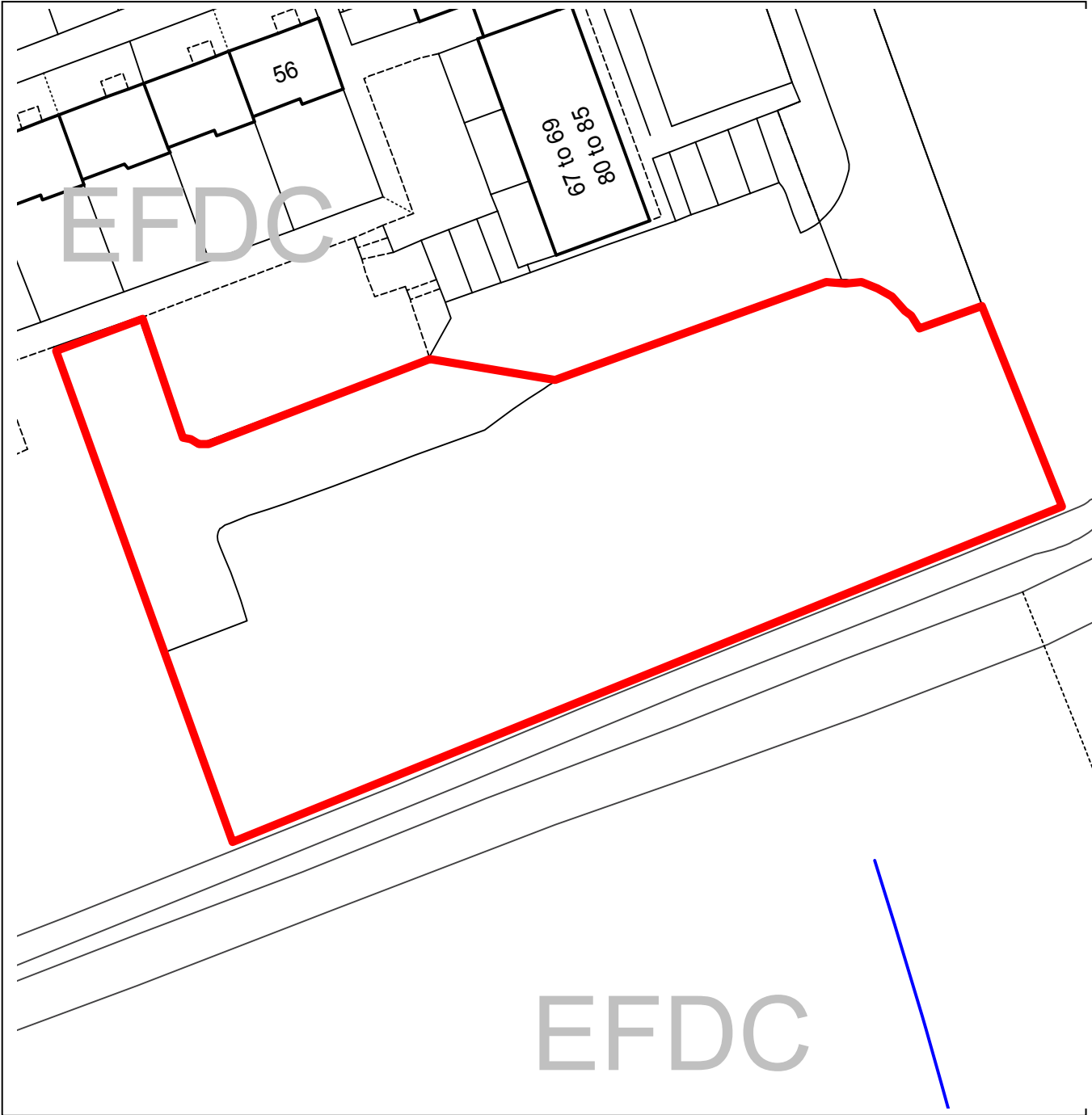
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Epping Forest District Council

Agenda Item Number 1



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Application Number:	EPF/1058/18
Site Name:	Marlescroft Way Loughton Essex IG10 3NA
Scale of Plot:	1/500

Report Item No: 1

APPLICATION No:	EPF/1058/18
SITE ADDRESS:	Marlescroft Way Loughton Essex IG10 3NA
PARISH:	Loughton
WARD:	Loughton Alderton
APPLICANT:	Mr Haydn Thorpe
DESCRIPTION OF PROPOSAL:	Formation of off-street parking to provide staff parking for the EFDC depot at Oakwood Hill during working hours, and parking for the public outside of these times, especially for access to adjacent fields. A new footpath and zebra crossing will be created to provide safe access to the fields.
RECOMMENDED DECISION:	Grant Permission (Subject to Legal Agreement)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM.websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=608254

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos:

16/0212/P01, 2016/0212/MW/P01, 2016/0212/MW/P02, 2016/0212/MW/P03,
180105-L-10
- 3 If any tree, shrub or hedge shown to be retained in the submitted Arboricultural reports is removed, uprooted or destroyed, dies, or becomes severely damaged or diseased during development activities or within 3 years of the completion of the development, another tree, shrub or hedge of the same size and species shall be planted within 3 months at the same place, unless the Local Planning Authority gives its written consent to any variation. If within a period of five years from the date of planting any replacement tree, shrub or hedge is removed, uprooted or destroyed, or dies or becomes seriously damaged or defective another tree, shrub or hedge of the same species and size as that originally planted shall, within 3 months, be planted at the same place.

- 4 No preliminary ground works shall take place until a flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tool. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 5 Prior to first use of the development hereby approved, 1 Electric Vehicle Charging Point shall be installed per every 10 spaces. The charging point shall be retained thereafter.
- 6 Prior to first use of the development, a scheme to enhance the ecological value of the site shall be submitted to and agreed in writing by the Local Planning Authority. The ecological value shall be quantified using the Biodiversity Impact Assessment Calculator (BIAC) where appropriate. The scheme shall be implemented in full prior to the occupation of the development hereby approved.
- 7 Wheel washing or other cleaning facilities for vehicles leaving the site during construction works shall be installed and utilised to clean vehicles immediately before leaving the site. Any mud or other material deposited on nearby roads as a result of the development shall be removed.
- 8 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

and subject to the completion of an agreement under Section 106 of the Town and Country Planning Act 1990 securing a contribution to mitigate the consequence for the Epping Forest SAC and contribution towards the provision of a footpath within the Roding Valley Meadows SSSI.

This application is before this Committee since the recommendation is for approval contrary to an objection from a local council which is material to the planning merits of the proposal (Pursuant to The Constitution, Part Three: Scheme of Delegation, Appendix 1 (3c))

Description of Site:

The application site comprises of a parcel of grass land south of dwellings of Marlescroft Way. It is not within a conservation area. The site is in close proximity to the Roding Valley Meadows SSSI.

Description of Proposal:

Change of use of land to a car park, with improved pedestrian access to public rights of way into and across the Roding Valley Meadows nature reserve

The proposal would provide for 56 no. formally laid out parking spaces and 3 no. disabled bays with manoeuvring space in accordance with the Essex Vehicle Parking Standards (2009).

Relevant History:

None in relation to the application site.

Policies Applied:

Adopted Local Plan:

CP2	Protecting the quality of the rural and built environment
DBE9	Loss of Amenity
NC1	SPAs, SACs and SSSIs
ST4	Road Safety
ST6	Vehicle Parking
LL5	Protection of Open Urban Spaces
LL6	Partial Development of Urban Open Spaces
LL10	Adequacy of Provision for Landscape Retention
LL11	Landscaping Schemes

NPPF:

The Revised National Planning Policy Framework (NPPF) has been published as of 24th July 2018. Paragraph 213 states that existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).

Epping Forest District Local Plan (Submission Version) 2017:

On 14 December 2017, full Council resolved that the Epping Forest Local Plan Submission Version 2017 be endorsed as a material consideration to be used in the determination of planning applications and be given appropriate weight in accordance with paragraph 48 of the NPPF.

Paragraph 48 of the NPPF provides that decision-takers may give weight to relevant policies in emerging plans according to:

- The stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

The plan has been submitted and the policies are considered to be consistent with the NPPF. As regards unresolved objections, some policies within the Submission Version have more unresolved objections than others. All of these factors have been taken into consideration in arriving at the weight accorded to each of the relevant policies in the context of the proposed development listed below:

SP 1	Achieving sustainable development
DM 1	Habitat protection and improving biodiversity
DM 5	Green and Blue Infrastructure
DM 6	Designated and undesignated open spaces
DM 9	High quality design
T 1	Sustainable Transport Choices

Summary of Representations Received

32 Neighbours consulted:

797 Signature Petition Received along with a supporting letter from the Oakwood Hill Residents Association – OBJECTION – Summarised as:

- Concerns about the impact on highway safety
- The loss of informal parking to the lower end of Marlescroft Way
- Loss of valuable public space in frequent use by residents
- Loss of trees

LOUGHTON RESIDENTS ASSOCIATION (PLANS GROUP) – STRONG OBJECTION

1. The application site is an important recreational resource.
2. The loss of the green space to car parking conflicts with Local Plan (Submission Version) policy, which stresses the need to protect such spaces.
3. Although the Local Plan (Submission Version) makes reference to the use of green spaces for other purposes where there is an over-riding need, in this case the Council has failed to demonstrate any such need.

LOUGHTON TOWN COUNCIL – OBJECT on the following grounds:

i) The proposed location was a quiet area bordering a Local Nature Reserve parts of which were designated as a Site of Special Scientific Interest (SSSI). Local residents and other members of the public enjoyed the use of this green public space for recreational purposes.

ii) Off-street parking was a major issue in the Oakwood Hill area following the development of the Langston Road site. Marlescroft Way was used by Estate residents and their visitors for parking and this development would create significant problems for them. The proposal would lead to an intensification of traffic resulting in highway safety issues for local residents, including children, in this highly populated residential area and particularly as it was sited on a dangerous bend.

iii) Members also noted that the scheme offered insufficient space for the number of parking places originally identified by the District Council as necessary for its relocated staff; and went against its stance for promoting the use of public transport for residents.

iv) Noise pollution would be further intensified by the increased traffic flow. The planned removal of trees would add to this impact as they currently helped screen the existing noise from the nearby M11 motorway, not to mention the adverse environmental impact this removal would create. Although replanting had been included in the plan, it would take many years for the trees to reach existing levels compromising the quality of life for local residents.

The Committee strongly urged that alternative parking arrangements be identified and commented that there was always ample parking available along Oakwood Hill in the pay and display spaces.

Main Issues and Considerations:

The main issues with this application relate to highways, design and impact on the Epping Forest SAC

Highways and Parking Matters

Marlescroft Way and Oakwood Hill are heavily parked areas, with parking strain caused by the nearby Oakwood Hill Industrial estate. The proposal would provide a total of 59 parking spaces, to be used by employees of Epping Forest District Council's Oakwood Hill Depot and local residents or users of the nearby Roding Valley Nature reserve. Residents of the estate have raised concerns that the proposal will cause a loss of parking along the hammerhead area of Marlescroft Way. The proposed development would see the addition of formal parking spaces, as opposed to the casual on street layout adjacent to the garage blocks as existing. The proposal would create a net gain of 59. parking spaces for use by residents of the estate and would not result in the loss of any formal parking for residents. Highways officers have no objection to the proposal.

Design and Neighbouring Amenity

The proposal would maintain the character of Marlescroft Way, with its largely urban context. The proposal would increase hard surfacing at the site, however, a large area of green space of some 25 metres deep along with mature trees would be retained between no's. 147 to 154 and the area of hard surfacing for parking. Trees and the green space to the rear of no's. 56 to 61 would also be retained, limiting visual impact from the rear windows of these properties. Whilst some planting would be removed in order to facilitate the development, these trees are not of a high quality and replacement trees would be located to the middle of the proposed hard surfaced area in order soften the appearance of the proposal and ensure that the development would maintain the green character of this end of Marlescroft Way.

The proposal will increase the number of vehicle movements outside of the properties along Marlescroft Way, however the nearest parking spaces would be in excess of 20 metres from the flank elevation of the closest properties, and in excess of 30 metres from the rear of no's. 56 to 61. This generous separation would limit any potential harm caused by the increase vehicle movements that would be created by the proposed development. In addition, the majority of these movements would take place within business hours, limiting any potential disturbance to nearby residents.

Open Space Provision

This section of Marlescroft Way acts as an undesignated public open space for residents. It is not disputed that some of the open space will be lost, with a smaller section remaining to the west of the site and along Highwood Lane. Whilst this space will be lost, access to the Roding Valley Meadows would be greatly improved, with a new footpath towards the River Roding incorporating a pedestrian within the car park in order to ensure easy access and egress into the nature reserve. Moreover the proposed car park would allow greater access to the nature reserve for people from both the immediate locale and the wider community of Loughton offering a public benefit to the scheme. The provision of the footpath would be secured via a legal agreement. The agent has in agreed to enter into the agreement requiring a financial contribution to its provision. The actual construction work would be carried out by the Essex Wildlife Trust in accordance with details approved by Natural England.

Epping Forest Special Area of Conservation and the Roding Valley Meadows SSSI

As set out in Policy DM 2 and DM 22 of the emerging Local Plan, issues have been identified with respect to the effect of development on the integrity of the Epping Forest Special Area of Conservation (SAC) from local air quality issues within and adjacent to the SAC. The site lies within the 6.2km zone identified by Natural England within which new development is likely to particularly impact on the SAC. The Council is continuing to develop with partners a strategy for the management and monitoring of visitor pressures on the SAC, and to monitor air quality. This

would include measures to be funded through the securing of financial contributions from new development in accordance with the relevant policies above. Notwithstanding the fact that this work is yet to be completed the agent has confirmed willingness to enter into a s106 agreement to provide the appropriate contributions if required. In addition the provision of a footpath would amount to mitigation measures within the Roding Valley Meadows SSSI since it would direct pedestrian movement to a suitable surface rather than haphazard movement between the site and the SSSI, this will prevent any potential pathways to harm and has been approved by Natural England as a suitable strategy to benefit the site..

Other Matters

Land drainage officers have no objection to the proposal subject to conditions. Whilst residents have raised concerns that preferable solutions for vehicle parking exist, this cannot be a material consideration of this planning application. In order to increase the sustainability of the proposal it is considered necessary to impose a condition on the development in order to ensure 1 electric charging point is installed for every 10 spaces made available. Whilst some planting is proposed, it is considered necessary to condition further details on the ecological enhancement to be made to the site.

A wider public benefit of the scheme is that it will enable the Council's housing department to continue to deliver an efficient service, closer to their users than at the existing locations in Epping.

Conclusion:

In light of the above appraisal it is considered that, subject to the imposition of the planning conditions suggested and subject to a Section 106 obligation securing the Epping Forest SAC contribution and contribution towards a footpath within the Roding Valley Meadows SSSI, the new development would preserve the character and appearance of the area, have an appropriate design and provide a necessary facility for the Oakwood Hill depot and local residents.

It is, therefore, considered that the proposal would constitute an acceptable form of development. All other relevant policies and considerations, including equalities have been considered. Consequently, the proposed development is recommended for approval.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

Planning Application Case Officer: Corey Isolda

Direct Line Telephone Number: 01992 564 380

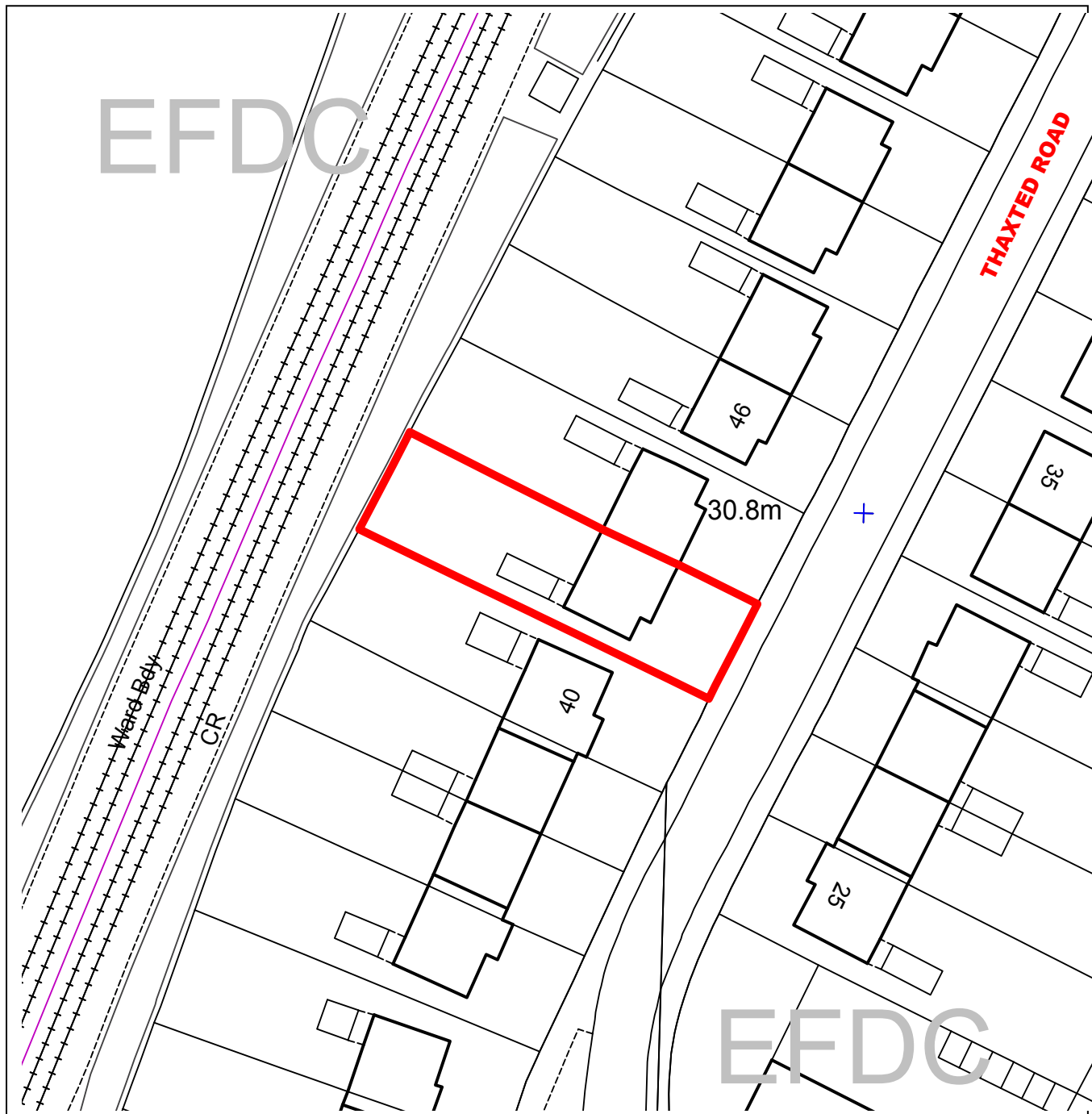
or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

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Epping Forest District Council

Agenda Item Number 2



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Application Number:	EPF/1840/18
Site Name:	42 Thaxted Road, Buckhurst Hill, Essex IG9 6AW
Scale of Plot:	1:500

Report Item No: 2

APPLICATION No:	EPF/1840/18
SITE ADDRESS:	42 Thaxted Road Buckhurst Hill Essex IG9 6AW
PARISH:	Buckhurst Hill
WARD:	Buckhurst Hill East
APPLICANT:	Ms Hayley Barron
DESCRIPTION OF PROPOSAL:	Replace existing extension with proposed single storey side and rear extension.
RECOMMENDED DECISION:	Grant Permission (With Conditions)

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=611655

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 Materials to be used for the external finishes of the proposed development shall match those of the existing building, unless otherwise agreed in writing by the Local Planning Authority.
- 3 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

This application is before this Committee since the recommendation is for approval contrary to an objection from a Local Council which is material to the planning merits of the proposal, and the Local Council confirms it intends to attend and speak at the meeting where the application will be considered (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council)).

Description of Site:

The application site is that of a semi-detached house on Thaxted Road. A number of properties benefit from large 'outriggers', many of which have been extended across the width of the property.

The property is not listed or in a conservation area.

Description of Proposal:

Single storey rear extension to an existing 'outrigger'. The existing outrigger measures some 2 metres wide by 6 metres deep. The proposed extension would maintain the 6 metre depth of the outrigger and would have increase it's width to some 3.85 metres, extending all the way to the shared boundary.

Relevant History:

N/A

Policies Applied:

Epping Forest Local Plan (1998) and Alterations (2006):

DBE9 – Loss of amenity

DBE10 – Residential Extensions

The National Planning Policy Framework

The National Planning Policy Framework (NPPF) has been adopted as national policy since July 2018. Paragraph 213 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

Epping Forest District Local Plan (Submission Version) 2017:

On 14 December 2017, full Council resolved that the Epping Forest Local Plan Submission Version 2017 be endorsed as a material consideration to be used in the determination of planning applications and be given appropriate weight in accordance with paragraph 48 of the NPPF.

Paragraph 48 of the NPPF provides that decision-takers may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

In general terms it is considered that the Submission Version of the Plan is at an advanced stage of preparation and the policies are considered to be consistent with the NPPF. As regards unresolved objections, some policies within the Submission Version have more unresolved objections than others. All of these factors have been taken into consideration in arriving at the weight accorded to each of the relevant policies in the context of the proposed development listed below:

DM 9 - High Quality Design

DM 10 - Housing Design and Quality

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 2
Site notice posted: No, not required

Responses received:

BUCKHURST HILL PARISH COUNCIL: OBJECTION - Proposed extension would be too close to the boundary line. The mass of the extension is considered to be too big and out of keeping with other properties in the road.

Main Issues and Considerations:

The two main issues are considered to be the impact on neighbours and appearance of the proposal.

The proposed extension, whilst along the shared boundary, would be in line with the extension of no 40. Thaxted Road and would not be visible from its habitable rooms or the private amenity area of the property. The proposed extension would not change the appearance of the outrigger when viewed from the attached property and would not cause any harm to neighbouring amenity.

The proposed extension would maintain the flat roof of the existing outrigger. Flat roofed extensions to the rear and side of properties are a common feature within the street scene. The proposed extension, whilst creating a larger area of flat roof, would not add any significant bulk over and above the size of the existing structure and would be in keeping with the character of both the host dwelling and neighbouring properties on both sides with similar single storey additions.

Conclusion:

The proposed extension would not detract from the character of the existing property or the street scene and would not cause any harm to neighbouring dwellings due to its limited scale. Accordingly, the recommendation is one of approval.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

***Planning Application Case Officer: Corey Isolda
Direct Line Telephone Number: 01992 564380***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk

Report Item No: 3

APPLICATION No:	EPF/2040/18
SITE ADDRESS:	69 Church Hill Loughton Essex IG10 1QP
PARISH:	Loughton
WARD:	Loughton St Marys
APPLICANT:	Reformer Ltd
DESCRIPTION OF PROPOSAL:	Demolition of the existing bungalow and replacement with a block of 10 apartments.
RECOMMENDED DECISION:	Grant Permission (With Conditions) Subject to Legal Agreement

Click on the link below to view related plans and documents for this case:

http://planpub.eppingforestdc.gov.uk/NIM_websearch/ExternalEntryPoint.aspx?SEARCH_TYPE=1&DOC_CLASS_CODE=PL&FOLDER1_REF=612520

CONDITIONS

- 1 The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this notice.
- 2 The development hereby permitted will be completed strictly in accordance with the approved drawings nos:

317-EX-20 Existing Elevations
317-PL-20 - Site and Location Plans, 317-PL-21A Proposed Ground Floor, 317-PL-22 Proposed First and Second Floors, 317-PL-23-Proposed Roof Plan, 317-PL-24 Proposed Street Elevation, 317-PL-25-Proposed Elevations, 317-PL-26 Local Redevelopment Plan, 317-PL-27 Proximity to public space, 317-PL-28 Rear Street Elevation, 317-PL-29 Proposed Sections, 317-PL-30A Proposed Landscape Plan, Arb Report OS 1514-17-Doc 1 Rvs A, Tree Report OS 1514-17.1RVs A, 317-PL-31 Cycle Storage, Preliminary Ecological Appraisal and Preliminary Roost Assessment by Kingfisher Ecology dated 13/8/18 reference CH-100818v2
- 3 No ground works shall take place until details of levels have been submitted to and approved by the Local Planning Authority showing cross-sections and elevations of the levels of the site prior to development and the proposed levels of all ground floor slabs of buildings, roadways and accessways and landscaped areas. The development shall be carried out in accordance with those approved details.

- 4 No construction works above ground level shall have taken place until documentary and photographic details of the types and colours of the external finishes have been submitted to and approved by the Local Planning Authority, in writing, prior to the commencement of the development. The development shall be implemented in accordance with such approved details.
- 5 Prior to first occupation of the development hereby approved, details of surface water disposal shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with such agreed details.
- 6 A flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tools. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 7 No preliminary ground works shall take place until a flood risk assessment and management and maintenance plan shall be submitted to and approved by the Local Planning Authority prior to commencement of development. The assessment shall include calculations of increased run-off and associated volume of storm detention using WinDes or other similar best practice tools. The approved measures shall be carried out prior to the substantial completion of the development and shall be adequately maintained in accordance with the management and maintenance plan.
- 8 Prior to first occupation measures shall be incorporated within the development to ensure a water efficiency standard of 110 litres (or less) per person per day.
- 9 The proposed use of this site has been identified as being particularly vulnerable if land contamination is present, despite no specific former potentially contaminating uses having been identified for this site. Should any discoloured or odorous soils be encountered during development works or should any hazardous materials or significant quantities of non-soil forming materials be found, then all development works should be stopped, the local planning authority contacted and a scheme to investigate the risks and/or the adoption of any required remedial measures be submitted to, agreed and approved in writing by the local planning authority prior to the recommencement of development works. In such instances, following the completion of development works and prior to the first occupation of the site, sufficient information must be submitted to demonstrate that any required remedial measures were satisfactorily implemented or confirmation provided that no unexpected contamination was encountered.
- 10 Prior to any above ground works, a scheme of soft landscaping and a statement of the methods, including a timetable, for its Implementation (linked to the development schedule), have been submitted to the Local Planning Authority and approved in writing. The landscape scheme shall be carried out in accordance with the approved details and the agreed timetable. If any plant dies, becomes diseased or fails to thrive within a period of 5 years from the date of planting, or is removed, uprooted or destroyed, it must be replaced by another plant of the same kind and size and at the same place, unless the Local Planning Authority agrees to a variation beforehand in writing.

- 11 Details of the proposed surface materials for the amenity area shall be submitted to and approved in writing by the Local Planning Authority prior to their installation. The agreed surfacing shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property. The agreed surface treatment shall be completed prior to the first occupation of the development or within 1 year of the substantial completion of the development hereby approved, whichever occurs first.
- 12 All material excavated from the below ground works hereby approved shall be removed from the site unless otherwise agreed in writing by the Local Planning Authority.
- 13 Prior to the first occupation of the development the access arrangements, vehicle parking and turning areas as indicated on the approved plans shall be provided, hard surfaced, sealed and marked out. The access, parking, car lift and turning areas shall be retained in perpetuity for their intended purpose.
- 14 Prior to the first occupation of the development the redundant vehicle crossover to the site shall be fully reinstated with full height kerbing and footway construction.
- 15 Prior to first occupation of the proposed development, the Developer shall be responsible for the provision and implementation, per dwelling, of a Residential Travel Information Pack for sustainable transport, approved by Essex County Council, to include six one day travel vouchers for use with the relevant local public transport operator.
- 16 An electric vehicle charging point shall be provided for each of the approved dwellings prior to first occupation
- 17 Prior to first occupation of the dwellings hereby approved measures to improve the ecological value of the site shall be implemented in accordance with details that have been submitted to and agreed in writing by the Local Planning Authority.
- 18 The proposed units 2, 3, 5, 6, 9 and 10 as shown on plan nos 317-PL-21A (Proposed Ground Floor), 317-PL-22 (Proposed First and Second Floors) hereby approved shall be constructed to comply with all lifetime homes specification / standards in accordance with , The Lifetime Homes Design Guide 2011 by Habinteg and BRE Press The development shall be implemented in accordance with the Lifetime Homes Standards prior to the first occupation of these units and retained permanently, to the satisfaction of the Local Planning Authority.
- 19 No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 1. The parking of vehicles of site operatives and visitors
 2. Loading and unloading of plant and materials
 3. Storage of plant and materials used in constructing the development

4. The erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
5. Measures to control the emission of dust and dirt during construction, including wheel washing.
6. A scheme for recycling/disposing of waste resulting from demolition and construction works.
7. Tree protection measures.

- 20 All construction/demolition works and ancillary operations, including vehicle movement on site which are audible at the boundary of noise sensitive premises, shall only take place between the hours of 07.30 to 18.30 Monday to Friday and 08.00 to 13.00 hours on Saturday, and at no time during Sundays and Public/Bank Holidays unless otherwise agreed in writing by the Local Planning Authority.

And subject to the completion of a S106 Legal agreement to secure appropriate financial contributions for the management and monitoring of visitors and mitigating impact on air quality within the Epping Forest Special Area of Conservation.

This application is before this Committee since the recommendation is for approval contrary to an objection from a Local Council and at least one non-councillor resident, on planning grounds material to the application (Pursuant to The Constitution, Part 3: Scheme of Delegation to Officers from Full Council)).

Background

This application was deferred from the November meeting of this Sub-Committee for a Members site visit. The site visit took place on 8 December.

Description of Site:

The application site comprises a rectangular piece of land covering an area of 1021 sqm. It contains a detached one and half storey bungalow and curtilage. Land rises sharply on the site in a north easterly direction.

The proposal site is towards the crest of the hill of Church Hill. Adjoining the site on its eastern boundary is the property 73 Church Hill which is a larger detached house, to the east (higher end of the sloped site), adjoining the western boundary are the properties at 63-67a Church Hill, which are a group of mid twentieth century stepped terraced houses. To the north is a block residential flats and to the south are the rear gardens of two storey residential properties at 56 and 60 Uplands Road.

The wider area consists of a variety semi-detached, detached, terraced housing, and small apartment blocks.

The site is located within the urban area of Loughton. The site has no heritage designation.

Description of Proposal:

Permission is sought for the demolition of existing chalet bungalow and replacement with a new building consisting of 10 flats. This total includes 6, one bed units, and 4, two bed units.

The building measures a maximum of 22.85m wide by 16.1m deep and 9.45m high to the ridge of the highest gable roof. The first floor will hang over the ground floor to allow for the provision of a vehicular access ramp into the rear parking area. The existing dropped kerb will be retained.

External finishes include brick, timber cladding and render for the walls, metal frame fenestration, tiles for the roof and glass balustrades.

Schedule of accommodation:

Flat no.	Floor	Number of bedrooms	Area sqm.	Balcony Area sqm	Lifetime Home Compliant
1	Ground	1	50	5 sqm	no
2	Ground	2	69	none	Yes
3	Ground	1	62	5 sqm	Yes
4	First	1	54	5 sqm and 3 sqm	No
5	First	1	50	5 sqm and 3 sqm	Yes
6	First	2	63	5 sqm	Yes
7	First	1	62	4 sqm	Yes
8	Second	1	54	5 sqm	No
9	Second	2	88	5 sqm and 3 sqm	Yes
10	Second	2	87	5 sqm	Yes

10 Car parking spaces and a cycle store for 6 cycles is provided.

The communal amenity space areas at the front and rear of the building provide a total of around 130 sqm of amenity space.

The building has been designed as soldier course brick detailing with iron railing, glass balustrade and herringbone brick detailing, headers pushed out creating elevation interest,

Relevant History:

Application under reference EPF/0041/18 for demolition of the bungalow and replacement with 10 flats was withdrawn by the agent.

Policies Applied:

Adopted Local Plan:

CP1	Achieving sustainable development objectives
CP2:	Protecting the quality of the rural and built environment
CP3:	New Development
CP6:	Achieving sustainable urban development patterns
CP7:	Urban Form and Quality
DBE1:	New Buildings
DBE2:	Effect on neighbouring properties
DBE3:	Design in Urban Areas
DBE8:	Private amenity space
DBE9:	Neighbouring residential amenity
LL10:	Adequacy of provision for landscape retention
LL11	Landscaping schemes
ST1:	Location of development
ST2:	Accessibility of Development
ST4:	Road safety

ST6:	Parking provision
H2A:	Previously developed land
H3A:	Housing density
H4A:	Dwelling mix
RP4:	Contaminated land
U3B:	Sustainable Drainage Systems
NC1:	SPAs, SACs and SSSIs
NC3:	Replacement of Lost Habitat
NC4:	Protection of established Habitat
NC5:	promotion of Nature Conservation Schemes

NPPF:

The National Planning Policy Framework (NPPF) has been adopted as national policy since March 2012. Paragraph 213 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the framework. The above policies are broadly consistent with the NPPF and should therefore be given appropriate weight.

Epping Forest District Local Plan (Submission Version) 2017:

The Epping Forest Local Plan Submission Version 2017 was submitted for independent examination in September 2018. Accordingly, it can be endorsed as a material consideration to be used in the determination of planning applications and be given appropriate weight in accordance with paragraph 48 of the NPPF.

Paragraph 48 provides that decision-takers may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced the preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the policies in the NPPF (the closer the policies in the emerging plan to the policies in the NPPF, the greater the weight that may be given).

In general terms it is considered that the Submission Version of the Plan is at an advanced stage of preparation and the policies are considered to be consistent with the NPPF. As regards unresolved objections, some policies within the Submission Version have more unresolved objections than others. All of these factors have been taken into consideration in arriving at the weight accorded to each of the relevant policies in the context of the proposed development listed below:

SP1	Presumption in favour of sustainable development
SP2	Spatial Development Strategy 2011-2033
SP3	Place Shaping
H1	Housing mix and accommodation types
T1	Sustainable transport choices
DM2	Epping Forest SAC and the Lee Valley SPA
DM9	High quality design
DM10	Housing design and quality
DM 11	Waste recycling facilities on new developments
DM16	Sustainable drainage systems
DM18	On site management of waste water and water supply

DM19	Sustainable Water Use
DM20	Low Carbon and Renewable Energy
DM21	Local environmental impacts, pollution and land contamination
DM22	Air Quality
P2	Loughton

Consultation Carried Out and Summary of Representations Received

Number of neighbours consulted: 34

Site notice posted: Yes

Responses received: as follows:-

54 THE UPLANDS, 56 THE UPLANDS 53 CHURCH HILL, 60 THE UPLANDS, 62 THE UPLANDS, 67a CHURCH HILL, 73 CHURCH HILL, 77 CHURCH HILL and THE HILLS AMENITY SOCIETY LOUGHTON – OBJECT on the following grounds:-

1. Overdevelopment in terms of size, bulk, height and position of building and the intensity of the use.
2. Proposal does not reflect character of the area.
3. Proposal will overlook properties within the Conservation Area.
4. The proposed development includes balconies which will overlook neighbouring properties and will also be detrimental to the natural light.
5. Proposal will over dominate neighbouring properties.
6. Size of development and the steep incline of land on the site will negatively impact the structural stability of our house.
7. Concern about the damage impact on our property during the building process.
8. Increased levels of noise, disruption and air pollution as a result of car park in rear garden.
9. Inadequate provision has been made for resident and visitor parking.
10. Proposal will cause subsidence and drainage problems.
11. Harmful to highway safety and parking congestion.
12. Proposal will harm resale value of my house.
13. Will harm trees on the borders of the site.
14. Loss of view
15. Proposal will set bad precedent
16. Design and Access statement is incorrect. There are not 12 regular bus services within a ten-minute walk of the site. Loughton Station is 15 minutes away, there are in fact only 7. These are 20, 167, 397, 549, 66, 418 and 87. It would be suicidal to ride a bike along Church Hill.
17. Two detached houses are more suitable for this location.

LOUGHTON RESIDENTS ASSOCIATION (PLANS GROUP): OBJECT:

1. it is out-of-character with its surroundings – there are no blocks of flats on this side of Church Hill, or in The Uplands. the road it backs onto
2. the design totally fails to respect the scale, style and design of its uphill neighbour, no 73, which dates from 1907 and is largely unaltered
3. the design is also out-of-scale with the neighbouring properties on its downhill side, over which it will loom large
4. the number of parking spaces is wholly inadequate – 6 compared with a County Standard of 22 (27%). While we appreciate that the number may be reduced where there is good public transport (but see 5. below), given that there is significantly less than one parking space per flat (and no visitor spaces at all) and there are 4 2-bedroom flats (several of which could require 2

cars), and there is no alternative roadside parking nearby, we think the parking provision is wholly inadequate

5. we disagree with various statements about public transport in the Design and Access statement.

- Loughton Underground station is we think only a fifteen-minute walk for those who are young and fit.
- Buses. The Design & Access Statement says that “There are 2 bus stops located 20m and 130m from the site with 5no regular bus services in both directions along Church Hill. There are a total of 12 Bus services within a 10 minute walk of the site.” We have been unable to reproduce the number of bus services quoted, which appears significantly overstated and must relate to out-of-date information – there has been a significant reduction in bus services along Church Hill during 2018.

6. The Design & Access Statement refers to “The development is located with a 500m walk of Epping Forest which provides easy access to substantial public amenity space.” It is true in the sense that anywhere within 5 miles is within “walking distance”, but in this case the walk would be up the side of the valley (St John’s Road or Pump Hill) which would tax any-one not young and fit, or mothers with buggies. Our point is that the site does not in fact provide “easy access” to public amenity access land.

We urge you to turn down this application.

If the District Council is minded to approve the application,

However, if the District Council is minded to approve the application, we ask for conditions as follows:

- to provide suitable landscaping
- to restrict demolition and building work hours to the Council’s usual standard hours
- to require wheel-washing equipment on-site (this is particularly important in view of the quantity of soil to be removed to construct the basement – Church Hill is a major road and a bus route (but see 5 above!))
- to impose suitable conditions to protect the neighbouring properties during and after the construction of the basement.

LOUGHTON TOWN COUNCIL: Comments after submission of revised plans: The Committee noted 3 letters of objection.

The Committee OBJECTED to this application, reiterating the following grounds previously stated:

ORIGINAL COMMENTS: OBJECT: The Committee NOTED the contents of two letters of objection from non-councillor residents.

Two members of the public with an interest in this application addressed the meeting.

Members NOTED the proposed amendments to this application regarding the reduction in the number of apartments to 10 and the removal of the proposed underground parking.

The Committee reiterated its previous comments made for EPF/0041/18, except for the paragraphs concerning the potential for drainage problems and the request for the tree report, which were:

Having noted the proposed amendments the Committee reiterated its previous comments made on this application, which were:

The Committee OBJECTED to this application on the following grounds:

The proposal for 11 apartments was considered an overdevelopment of the plot be reason of its massing and height. This would cause harm to the character and appearance of the locality and

set a dangerous precedent for future developments, contrary to Local Plan and Alterations policies CP2(iv), CP7 and DBE1(i) which are consistent with the National Planning Policy Framework.

The proposal for 11 apartments was considered an overdevelopment of the plot by reason of its massing and height. This would cause harm to the character and appearance of the locality and set a dangerous precedent for future developments, contrary to Local Plan and Alterations policies CP2(iv), CP7 and DBE1(i) which are consistent with the National Planning Policy Framework.

By reason of its siting and layout the proposal would be detrimental to neighbouring properties, in both Church Hill and the Uplands, from overlooking, loss of light and visual impact contrary to Local Plan and Alterations policies DBE9 (i) and (iii) which are consistent with the National Planning Policy Framework.

Members also expressed concern for possible drainage problems in this area in digging out the proposed basement car park.

A tree report from the Tree and Landscaping Department was requested for this proposal.

The Committee considered the plot could suitably accommodate two separate dwellings with adequate parking provision, but the site was inappropriate for the development of this size.

If the Planning Authority is minded granting this application, the Committee also requested that the following conditions be imposed to restrict demolition and building work hours to the Council's usual standard hours and to require wheel washing equipment on site.

Members further drew the Planning Authority's attention to the Senior Housing Officer's recommendation that "the application be refused on the basis that the proposal does not include a sufficient amount of affordable housing".

Additionally, the Committee felt that the recent European Court of Justice ruling on Habitats Regulations Assessments was relevant to this application that sought to increase and enlarge what was a single-family house into multiple dwellings. As it appears that all additional residential and commercial developments in Loughton would have a detrimental effect on air quality and a result in extra pressure on Epping Forest, the Planning Authority was asked to consider the implications of this application in this regard.

Main Issues and Considerations:

Principle of Development:

In terms of planning policy, the site is considered as previously developed land, and in line with Government policy redevelopment of this land is encouraged.

The National Planning Policy Framework (NPPF) presumption in favour of sustainable development requires local planning authorities to positively seek opportunities to meet the development needs of their area. There is a need for additional housing in the district and sites such as these go some way in resisting the pressure for sites within the Metropolitan Green Belt to be brought forward for residential development.

Loss of a bungalow:

Policy H1 criterion (F) of the emerging Local Plan seeks to prevent the loss of bungalows to meet the needs of less mobile people within the District. Whilst this policy accords with the requirements of paragraph 61 of the NPPF which requires that developments provide housing which meets the

needs of different groups within the community, this policy on its own has only some weight in accordance with paragraph 48 of the NPPF due to one objection being received from a resident regarding this policy.

This emerging policy also needs to be weighed against the requirements of chapters 5 and 11 of the NPPF. Chapter 5 requires that the supply of housing is significantly boosted. Chapter 11 requires that decisions should “promote an effective use of land in meeting the need for homes”.

Policy CP6 (ii) of the Local Plan requires that housing development and redevelopment is concentrated within urban areas by maximising the use of spare capacity in terms of land, buildings and infrastructure.

The proposal will replace the existing house with an additional 9 units. 6 of these units will be accessible and adaptable. The block also includes a lift. It is therefore considered that proposal will make a more efficient use of the land in comparison to the existing chalet bungalow. It will also provide units which meet the needs of people with mobility difficulties. The material benefits of 10 unit scheme are therefore greater than the protection of a bungalow which has rooms in the roof and is situated on a site which has a sharp incline.

Sustainable Location:

The application site is in an urban area which is in close proximity to public transport and amenities. This means that future occupiers will have a more limited need to use the car. The location of the site is therefore considered sustainable in accordance with the NPPF, policies CP1 and CP3 of the Adopted Local Plan and policies SP1, and T1 of the LPSV.

Housing Density:

Paragraph 123 of the NPPF requires “Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site...local planning authorities should refuse applications which they consider fail to make efficient use of land, taking into account the policies in this Framework. In this context, when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards).”

On that basis, while it is noted that the proposal has a density of 97 units per hectare (higher than the density of development on neighbouring sites) refusal on the grounds of density alone could not be justified.

Design and appearance:

Paragraph 39 of the Planning and Compulsory Purchase Act 2004 requires that the Local Authority must seek to achieve ‘good design’. Policies contained within the National Planning Policy Framework define what ‘good design’ is.

Paragraph 127 of the NPPF requires that developments should function well and add to the overall quality of the area; be visually attractive as a result of good architecture, layout and appropriate and effective landscaping; be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities); Moreover they should establish or maintain a strong sense of place; to create attractive, welcoming and distinctive places to live, work and visit;

whilst optimising the potential of the site to accommodate and sustain a appropriate amount and mix of development.

Policy DBE1 of the adopted Local Plan requires that new buildings will:-

- (i) Respect their setting in terms of scale, proportion, siting, massing, height, orientation, roof-line and detailing;
- (ii) Are of a size and position such that they adopt a significance in the streetscene which is appropriate to their use or function; and
- (iii) Only employ external materials which are sympathetic in colour and texture to the vernacular range of materials.

Policy DM9 of the Council's Submission Version Local Plan requires that development proposals must relate positively to their locality, having regards to (i) building heights (ii) the form, scale, and massing prevailing around the site, (iv) the rhythm of any neighbouring or local regular plot widths, and, where appropriate, following existing building lines. This policy has significant weight in accordance with the guidelines contained within paragraph 48 of the NPPF.

The proposed block of flats will be viewed from the street as a 3-storey building with two gable roofed projections connected by a slightly set back table top roof. The second-floor central windows are designed so that the cill is at floor level and the glazing rises 1m above the eaves level. The remainder of the fenestration detailing is predominately floor to ceiling.

The building has been articulated by solidier course brick detailing with iron railing, glass balustrade and herringbone brick detailing, headers pushed out creating elevation interest.

The neighbouring property at 73 Church Hill is a large detached house built in the early part of the 20th century, and 67a Church Hill, is an end of terrace house built in the 1960's /1970's. The proposal will respect both. The proposed building will be 0.85m lower than the highest part of the property at 73 Church Hill and the eaves level closest to 67a Church Hill is 0.85m higher than the eaves level of this neighbouring flat roofed property. This will be achieved by levelling out the land. There is a separation distance of 2.25m between the side flank wall of number 67a Church Hill and 1.3m between the side flank of 73 Church Hill and the application building.

The proposal does project 0.7m beyond the building line of neighbouring properties, this is considered acceptable due to space between the properties and the inconsistent building line of the wider street.

On the basis of the above assessment the proposal is considered to accord with the requirements of chapter 12 of the NPPF, DBE1 of the adopted Plan and DM9 of the Submission Version Local Plan.

In relation to landscaping, the previous trees on the site were removed prior to the application being submitted. None of these trees had any statutory protection. The Trees team raise no objection to the scheme subject to suggested conditions in accordance with policy LL11 of the Local Plan.

The Hills Amenity Society has raised concerns that the proposal will affect the character and amenity of the York Hill Conservation Area. However, since this conservation area at its nearest point is 153m away, it is considered that the proposal is sufficiently distant to ensure that its special significance will not be affected by the proposal.

Dwelling mix:

The proposal consists of 6, one-bedroom units and 4, two-bedroom units. This mix is considered suitable for smaller households; the proposal would therefore meet an existing housing need within the borough in line with the requirements of policy H4A of the Local Plan.

Quality of resulting residential accommodation:

The proposed self - contained units have an adequate internal size outlook, layout and ventilation in accordance with principles laid out in the National Technical Housing Standards (2015) and the Essex Design Guide.

The communal amenity space areas at the front and rear of the building provide a total of around 130 sqm of amenity space and 9 out of the 10 flats have individual balconies. Flat 2 does not have its own balcony, but does have access to the garden. This provision falls short of the 250 sqm requirement stated in policy DBE8 of the adopted plan. Given the location of the site close to Loughton town centre where dwellings can be expected to have smaller amenity areas, the proximity of Epping Forest and other amenities and together with the fact that the proposed one and two-bedroom flats are less suitable for families, this provision is considered to accord with the requirements of policy DM10 of the Submission Version Plan. This policy has significant weight in accordance with paragraph 48 of the NPPF.

Details regarding the storage of waste are also acceptable.

Impact on neighbouring residential dwellings:

Number 67a Church Hill is on lower ground in comparison with the application site. However, the side boundary of the application site with this neighbour is lined with a tall conifer hedge. This property is also orientated south of the application site. The proposed building is set 1m in from this boundary. The house at number 67a is set 1.2m from this building. The proposed building projects 2m beyond the rear elevation with the existing screening. It is therefore considered that this property will not be significantly affected by loss of light.

The rear elevation of the proposed building extends 1.45m beyond the rear elevation of number 73 Church Hill at its closest point. Plans indicate that 45-degree guidelines in relation to light will not be breached. The main building at 73 Church Hill is separated from the proposal by a gap of 1.3m, and is on higher ground.

This neighbour has windows within its southern side flank wall which face the application site. These include a hallway window and a secondary bedroom window. Given that these windows are on the side flank wall and are not the main windows serving habitable rooms. The reduction of light through these windows will not in its self, justify refusal of the scheme.

A two-storey single family house on the application site would overlook the gardens of these adjoining properties. Furthermore, the site is located within an urban location where gardens are already generally mutually overlooked by neighbouring dwellings. The loss of privacy in the garden is on balance considered insufficient to justify refusal of the scheme.

The properties on the north-western side of The Uplands are on lower ground than the application site. However, they are separated from the proposal by over 30m from the rear elevation of the proposed building. It is therefore considered that these neighbours will not be excessively affected in terms of loss of privacy.

The proposal is therefore considered to comply with the requirements of policy DBE9 of the Local Plan.

Highways and parking:

The Highways Authority is satisfied that the proposed access has suitable visibility and geometry for the speed of the road. The parking provision is acceptable given the location. It is on this basis that the proposal subject to conditions requiring that the access and parking is laid out in accordance with the plans prior to first occupation complies with the requirements of policies ST4 and ST6 of the Local Plan along with policy T1 of the Submission Version Plan.

Land Drainage:

The site lies within an Epping Forest District Council flood risk assessment zone. The Land Drainage team therefore require conditions to be attached to any permission which require further details on flood risk and how surface water drainage will be dealt with. The use of 'grasscrete' as a permeable surface is welcomed.

It is on this basis that the proposal complies with policies U2B and U3B of the Local Plan.

Contaminated Land:

The Contaminated Land team consider the risk of the site being contaminated as being low and therefore only request that a condition be imposed relating to unexpected contamination in accordance with paragraph 109 of the NPPF and RP4 of the Local Plan.

Epping Forest Special Area of Conservation:

The proposal will create 10 new residential units which are within a distance of 3km from the Epping Forest SAC, therefore policies DM2 (C) and DM22 of the Submission Version Plan require that any permission would be subject to a financial contribution to pay towards access management and monitoring of visitors to the Forest in order to mitigate against the harmful impacts of development on the air quality, biodiversity and recreational pressure within the Forest. The total amount required to mitigate recreational pressure is £3168.00. However the exact amount of contribution towards mitigating the effects of air quality had not been agreed.

Conclusion:

The Council cannot demonstrate an adequate housing land supply at this present time. Paragraph 11 of the NPPF therefore requires the application be approved unless any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 123 of the NPPF requires that "Where there is an existing or anticipated shortage of land for meeting identified housing need, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site."

It is acknowledged that the density of the proposal is higher than that of neighbouring dwellings which has resulted in the provision of parking and amenity space being lower than normal Adopted Policy standards. This lack of compliance needs to be weighed up against the application providing 6 Lifetime standard flats and two additional good-sized flats located within a sustainable part of the District.

It has an acceptable design and will not have an excessive adverse impact on neighbouring residential amenity.

The site is located close to amenities and good public transport links, therefore whilst the proposal does not meet the minimum standards required for parking provision; it is not considered to have an overall detrimental impact on parking congestion in the area. Furthermore, the use of alternative modes of transport will contribute to the aim of reducing carbon emissions.

The proposal therefore complies with relevant planning policy and it is recommended that planning permission be granted subject to conditions and a S106 agreement to secure mitigation of the impact of the development on the Epping Forest SAC.

Should you wish to discuss the contents of this report item please use the following contact details by 2pm on the day of the meeting at the latest:

***Planning Application Case Officer: Sukhi Dhadwar
Direct Line Telephone Number: 01992 564597***

or if no direct contact can be made please email: contactplanning@eppingforestdc.gov.uk